

MEETINGS TO DATE 7  
NO. OF REGULARS 6  
NO. OF SPECIALS 1

LANCASTER, NEW YORK  
APRIL 1, 1987

A joint meeting of the Town Board and the Planning Board of the Town of Lancaster, New York, was held at the Central Avenue Community Center, 149 Central Avenue, Lancaster, New York on the 1st day of April 1987, at 7:00 P.M. and there were

PRESENT: STANLEY JAY KEYSA, SUPERVISOR  
RONALD A. CZAPLA, COUNCILMAN  
ROBERT H. GIZA, COUNCILMAN  
DONALD E. KWAK, COUNCILMAN  
JOHN T. MILLER, COUNCILMAN  
DONNA G. STEMPIAK, PLANNING BOARD CHAIRMAN  
BRIAN A.J. FAHEY, PLANNING BOARD MEMBER  
ANTHONY FRANJOINE, PLANNING BOARD MEMBER  
JOHN P. GOBER, PLANNING BOARD MEMBER  
MILDRED WHITTAKER, PLANNING BOARD MEMBER  
JOHNSTON N. REID, JR. PLANNING BOARD MEMBER

ABSENT: GEORGE E. O'NEIL, PLANNING BOARD MEMBER

ALSO PRESENT: NANCY M. BINDHAMMER, DEPUTY TOWN CLERK  
NICHOLAS LO CICERO, DEP. TOWN ATTORNEY  
ROBERT L. LANEY, BUILDING INSPECTOR

PURPOSE OF MEETING:

This joint meeting of the Town Board and Planning Board of the Town of Lancaster was held for the purpose of acting as a Municipal Review Committee for a State Environmental Quality Review of the rezone petition of Salvatore & Elinore Oddo and the review of the Meadowland Subdivision petition.

IN THE MATTER OF THE SEQR REVIEW OF THE REZONE PETITION OF SALVATORE & ELINORE ODDO

The joint boards proceeded with the short Environmental Assessment Form on the Oddo rezone matter with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form which was provided to each member.

THE FOLLOWING RESOLUTION WAS OFFERED  
BY PLANNING BOARD MEMBER STEMPNIAK WHO  
MOVED ITS ADOPTION, SECONDED BY TOWN  
BOARD MEMBER CZAPLA, TO WIT:

RESOLVED, that the following Declaration be adopted:

**NEGATIVE DECLARATION  
DETERMINATION OF NON-SIGNIFIANCE**

PLEASE TAKEN NOTICE, that the Town of Lancaster, acting as the designated lead agency under the State Environmental Quality Review Act, has reviewed the following described project, which is a Type 1 action, through its designated Municipal Review Committee, and that committee having found no significant environmental impact, the lead agency, now issues a Not Significant Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law.

**NAME AND ADDRESS OF LEAD AGENCY**

Town of Lancaster  
149 Central Avenue (Temporary)  
Lancaster, New York 14086  
Nicholas LoCicero, Deputy Town Attorney  
716-684-3342

**NATURE, EXTENT AND LOCATION OF ACTION:**

The proposed rezone is of a parcel involving approximately 6 acres which is currently zoned by the Town of Lancaster as a R1, Single-Family Residence District. The owner has filed a petition seeking a zoning change to a C1, Local Retail Business District.

The location of the premises being reviewed is on the east side of Transit Road, approximately 1018 feet south of the center line of Wehrle Drive.

**REASONS SUPPORTING DETERMINATION**

The lead agency, the Town of Lancaster, through the review of the Municipal Review Committee, which is made up of at least four (4) members of the Town Board of the Town of Lancaster together with at least three (3) members of the Planning Board of the Town of Lancaster, has found, in their item for item completion of the Short Environmental Assessment Form on this project, that all fifteen (15) impact questions were answered in the negative.

s/s \_\_\_\_\_  
Stanley Jay Keysa, Supervisor  
Town of Lancaster

April 1, 1987  
and,

BE IT FURTHER

RESOLVED, that due to the impact of traffic exiting from this development onto Transit Road that the plans should be reviewed by the Police Chief of the Town of Lancaster and the New York State Department of Transportation relative to entrance requirements,

and,

BE IT FURTHER

RESOLVED, that the Town Attorney's Office prepare and file a Notice of Determination in this matter with the Town Clerk, the petitioner and with all required New York State and Erie County agencies, filing a copy of the letter of transmittal and the FAF, executed by the Supervisor, with the Town Clerk.

The question of the adoption of the foregoing Notice of Determination was duly put to a vote on roll call which resulted as follows:

|                                 |                  |
|---------------------------------|------------------|
| SUPERVISOR KEYSA                | VOTED YES        |
| COUNCILMAN GIZA                 | VOTED YES        |
| COUNCILMAN CZAPLA               | VOTED YES        |
| COUNCILMAN KWAK                 | VOTED YES        |
| COUNCILMAN MILLER               | VOTED YES        |
| PLANNING BOARD CHAIR. STEMPNIAK | VOTED YES        |
| PLANNING BOARD MEMBER FAHEY     | VOTED YES        |
| PLANNING BOARD MEMBER FRANJOINE | VOTED YES        |
| PLANNING BOARD MEMBER GOBER     | VOTED YES        |
| PLANNING BOARD MEMBER O'NEIL    | VOTED WAS ABSENT |
| PLANNING BOARD MEMBER WHITTAKER | VOTED YES        |
| PLANNING BOARD MEMBER REID      | VOTED YES        |

The Notice of Determination was thereupon unanimously adopted.

April 1, 1987

**IN THE MATTER OF THE SEQR REVIEW OF THE MEADOWLAND SUBDIVISION**

The joint boards proceeded with the Environmental Assessment on "The Meadowland" Subdivision with an item for item review and discussion of the project impact and magnitude as outlined on an Environmental Assessment Form which was provided to each member.

**The Review Committee found as follows:**

1. There will be no effect as a result of a physical change to the project site.
2. There will be no effect to any unique or unusual land forms found on the site.
3. The project will not affect any water body designated as protected.
4. The project will not affect any non-protected existing or new body of water.
5. The project will not affect surface or ground water quality. Be it noted, however, that the Erie County Health Department must approve the water system, and Erie County Sewer District No. 4 must approve the sewer plans.
6. No determination was made on item 6 pending receipt of additional information on drainage.
7. The project will not affect air quality.
8. The project will not affect any threatened or endangered species.
9. The project will not substantially affect non-threatened or endangered species.
10. The project will not affect views, vistas, or the visual character of the neighborhood or community.

11. The project will not impact any site or structure of historic, pre-historic or paleontological importance.
12. The project will not affect the quantity or quality of existing or future open spaces or recreational opportunities.
13. The project will not effect existing transportation systems, however, traffic patterns should be reviewed by the Chief of Police.
14. The project will not affect the community's sources of fuel or energy supply.
15. There will be no objectional odors, noise, glare, vibration, or electrical disturbances as a result of this project.
16. The project will not affect public health and safety.
17. The project will not affect the character of the existing community.
18. No determination was made on item 18 at this time.

Upon motion duly made, seconded and carried the Review Committee tabled this matter and referred it back to the developer for re-submission to the Review Committee with further information on item No. 6 drainage.

ON MOTION DULY MADE, SECONDED AND CARRIED, by voice vote, the joint meeting was adjourned at 8:20 P.M.

Signed Nancy M. Bindhammer  
Nancy M. Bindhammer, Dep. Town Clerk